

<b>Notice of Allowability</b>	Application No.	Applicant(s)	
	10/040,961	JONES ET AL.	
	Examiner	Art Unit	
	Jamie H. Swartz	3694	

**-- The MAILING DATE of this communication appears on the cover sheet with the correspondence address--**

All claims being allowable, PROSECUTION ON THE MERITS IS (OR REMAINS) CLOSED in this application. If not included herewith (or previously mailed), a Notice of Allowance (PTOL-85) or other appropriate communication will be mailed in due course. **THIS NOTICE OF ALLOWABILITY IS NOT A GRANT OF PATENT RIGHTS.** This application is subject to withdrawal from issue at the initiative of the Office or upon petition by the applicant. See 37 CFR 1.313 and MPEP 1308.

1. ☒ This communication is responsive to 9/24/2007.
2. ☒ The allowed claim(s) is/are 1-7, 9-12, 17-20, 23-35.
3. ☐ Acknowledgment is made of a claim for foreign priority under 35 U.S.C. § 119(a)-(d) or (f).
  - a) ☐ All   b) ☐ Some\*   c) ☐ None   of the:
    1. ☐ Certified copies of the priority documents have been received.
    2. ☐ Certified copies of the priority documents have been received in Application No. \_\_\_\_\_.
    3. ☐ Copies of the certified copies of the priority documents have been received in this national stage application from the International Bureau (PCT Rule 17.2(a)).

\* Certified copies not received: \_\_\_\_\_.

Applicant has THREE MONTHS FROM THE "MAILING DATE" of this communication to file a reply complying with the requirements noted below. Failure to timely comply will result in ABANDONMENT of this application.  
**THIS THREE-MONTH PERIOD IS NOT EXTENDABLE.**

4. ☐ A SUBSTITUTE OATH OR DECLARATION must be submitted. Note the attached EXAMINER'S AMENDMENT or NOTICE OF INFORMAL PATENT APPLICATION (PTO-152) which gives reason(s) why the oath or declaration is deficient.
5. ☒ CORRECTED DRAWINGS ( as "replacement sheets") must be submitted.
  - (a) ☐ including changes required by the Notice of Draftsperson's Patent Drawing Review ( PTO-948) attached
    - 1) ☐ hereto or 2) ☐ to Paper No./Mail Date \_\_\_\_\_.
  - (b) ☐ including changes required by the attached Examiner's Amendment / Comment or in the Office action of Paper No./Mail Date \_\_\_\_\_.

Identifying indicia such as the application number (see 37 CFR 1.84(c)) should be written on the drawings in the front (not the back) of each sheet. Replacement sheet(s) should be labeled as such in the header according to 37 CFR 1.121(d).
6. ☐ DEPOSIT OF and/or INFORMATION about the deposit of BIOLOGICAL MATERIAL must be submitted. Note the attached Examiner's comment regarding REQUIREMENT FOR THE DEPOSIT OF BIOLOGICAL MATERIAL.

**Attachment(s)**

- |  |  |
|--|--|
| 1. <input checked="" type="checkbox"/> Notice of References Cited (PTO-892)                                | 5. <input type="checkbox"/> Notice of Informal Patent Application                      |
| 2. <input type="checkbox"/> Notice of Draftsperson's Patent Drawing Review (PTO-948)                       | 6. <input type="checkbox"/> Interview Summary (PTO-413),<br>Paper No./Mail Date _____. |
| 3. <input type="checkbox"/> Information Disclosure Statements (PTO/SB/08),<br>Paper No./Mail Date _____    | 7. <input type="checkbox"/> Examiner's Amendment/Comment                               |
| 4. <input type="checkbox"/> Examiner's Comment Regarding Requirement for Deposit<br>of Biological Material | 8. <input type="checkbox"/> Examiner's Statement of Reasons for Allowance              |
|  | 9. <input type="checkbox"/> Other _____.   |

## **DETAILED ACTION**

### ***Allowable Subject Matter***

1. Claims 1-7, 9-12, 17-20, 23-35 are allowed.
2. The following is an examiner's statement of reasons for allowance: The closest prior art is Mahnken et al. (US 20040030640 A1), SafeRent (December 15, 2000), Uhland (March 11, 2001), Gehrlein (1997), and SafeRent New Look/Feel (March 1, 2001). Mahnken shows leasing of commercial or residential property and more specifically relates to executing a lease agreement for commercial or residential property over a computer network. SafeRent (December 15, 2000) discloses a company named SafeRent. SafeRent is a provider of online credit and risk management services. SafeRent provides its services to the apartment industry. Uhland discloses functions of the SafeRent system. Gehrlein discloses a credit-scoring model. SafeRent New Look/Feel discloses more information about SafeRent's functions. Mahnken et al. (US 20040030640 A1), SafeRent (December 15, 2000), Uhland (March 11, 2001), Gehrlein (1997), and SafeRent New Look/Feel (March 1, 2001) or some combination thereof fails to teach:
  - determining a value for each of said plurality of acceptance criteria
  - determining a score for each of said plurality of acceptance criteria based on said value
  - combining said scores into one composite score for a tenant by taking a weighted average of scores for said plurality of acceptance criteria according to the expression:

$$y = \frac{\sum_{i=1}^n y_i [2p_i^2 + (y_i - 7)^2]}{\sum_{i=1}^n [2p_i^2 + (y_i - 7)^2]}$$

- determining a score for each of said plurality of acceptance criteria based on said value by scaling said value according to a mathematical function comprising a relationship of the form:

$$y = \left\{ k1 + \frac{k2}{1 + b(x - c)^2} \right\} \left[ \frac{k3}{1 + e^{a(x - e)}} \right]$$

- acquiring tenant information that includes financial information for each of two roommates
- generating a lease recommendation for the two roommates based on a plurality of acceptance criteria that are based on said tenant information and includes:
  - determining a value for each of said plurality of acceptance criteria for each roommate
  - determining a score for each of said plurality of acceptance criteria based on said value for each roommate
  - combining said scores into one composite score for each roommate
  - determining said recommendation for the two roommates based on said composite scores

3. The dependent claims 2-7, 9-12, 17, 19-20, 24-27, 29-30, and 32-34 being further limiting to the independent claims, definite and fully enabled by the Specification are also allowable.

4. It appears that the instant invention is beyond the skill of one of ordinary skill in the art. Accordingly the invention would NOT have been obvious because one of ordinary skill could not have been expected to achieve it, NOR would they have been able to predict the results, and as such, they would have had no capability of expecting success.

5. Any comments considered necessary by applicant must be submitted no later than the payment of the issue fee and, to avoid processing delays, should preferably accompany the issue fee. Such submissions should be clearly labeled "Comments on Statement of Reasons for Allowance."

### ***Conclusion***

Any inquiry concerning this communication or earlier communications from the examiner should be directed to Jamie H. Swartz whose telephone number is (571) 272-7363. The examiner can normally be reached on 8:00am-4:30pm Monday-Friday.

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, James Trammell can be reached on (571) 272-6712. The fax phone number for the organization where this application or proceeding is assigned is 571-273-8300.

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Information regarding the status of an application may be obtained from the Patent Application Information Retrieval (PAIR) system. Status information for published applications may be obtained from either Private PAIR or Public PAIR. Status information for unpublished applications is available through Private PAIR only. For more information about the PAIR system, see <http://pair-direct.uspto.gov>. Should you have questions on access to the Private PAIR system, contact the Electronic Business Center (EBC) at 866-217-9197 (toll-free). If you would like assistance from a USPTO Customer Service Representative or access to the automated information system, call 800-786-9199 (IN USA OR CANADA) or 571-272-1000.

Jamie Swartz  
November 30, 2007



JAMES P. TRAMMELL  
SUPERVISORY PATENT EXAMINER  
TECHNOLOGY CENTER 3600